

II. GOALS AND OBJECTIVES

INTRODUCTION

STATEMENT OF INTENT:

Culpeper County can influence the amount, type and location of development by:

- Enacting policies, ordinances and programs which further the purposes of this Comprehensive Plan;
- Weighing the environmental, fiscal and social impacts of proposed development against the desired results of the Plan;
- Providing mechanisms for genuine, informed citizen involvement from the policy-making stage through the proposal review; and
- Matching development proposals to appropriate locations.

The following are goals and objectives as they relate to the Comprehensive Plan and general community development considerations. The Goals and Objectives are set forth in eight functional areas: Economy, Environment, Agriculture, Public Services, Housing, Transportation, Historic Preservation, and Land Use / Development.

ECONOMY

ESTABLISH AND MAINTAIN A COUNTY-WIDE ECONOMY THAT IS SELF-SUSTAINING, DIVERSE, ENVIRONMENTALLY SENSITIVE AND GEARED TOWARD QUALITY JOB AND BUSINESS OPPORTUNITIES FOR LOCAL RESIDENTS.

GOAL:

ENCOURAGE NEW ECONOMIC DEVELOPMENT WHILE RETAINING EXISTING INDUSTRIES AND BUSINESSES.

OBJECTIVES:

1. Provide for a variety of commercial and industrial zones within the County and emphasize the unique attributes of each. Focus on providing necessary infrastructure, including the opportunity for rail access.
2. Maintain the current balance between the agricultural, industrial and commercial service sectors of the economy.

3. Encourage diversity within the industrial sector to prevent domination by limited sectors of the labor market.
4. Capitalize on the established Foreign Trade Zone (FTZ) in Culpeper County to increase the County's attractiveness to new industry and to encourage existing industry to remain.
5. Emphasize the County's status as a "Certified Business Community" and take advantage of the State's Economic Development marketing efforts.
6. Utilize existing incentive programs, such as the federal HUB Zone designation, and establish new incentives through efforts such as implementing a Technology Overlay Zone in order to assist businesses seeking to locate in Culpeper County.
7. Participate in state and regional recruitment activities, including the attraction of foreign companies to the County.

GOAL:

PROMOTE COMPATIBILITY OF INDUSTRIAL DEVELOPMENT WITH EXISTING COMMUNITY CONDITIONS.

OBJECTIVES:

1. Cluster industries and businesses of similar intensity for ease in delivery of services and efficient use of land.
2. Require Environmental Impact Assessments for proposed industrial development in order to avoid negatively impacting the environmental quality of the County of Culpeper.
3. Utilize public site and service improvements to induce new industry that can further the goals of this plan and complement existing industries.
4. Encourage industries that complement agriculture and utilize local raw farm products.

GOAL:

EXPAND EMPLOYMENT OPPORTUNITIES IN CULPEPER COUNTY WHICH GENERATE SIGNIFICANT PUBLIC REVENUES.

OBJECTIVES:

1. Encourage commerce that utilizes and requires support from the existing Culpeper County workforce.
2. Attract industries that fill voids in the existing job markets and will offer high paying and technical employment opportunities to the existing out-commuting labor force.

3. Encourage commercial and industrial enterprises that are uniquely compatible with Culpeper's specific features.

GOAL:

***ENCOURAGE TOURISM RELATED INDUSTRIES FOCUSING
ON ENJOYMENT AND EXPLORATION OF LOCAL HISTORY,
AGRICULTURE AND THE NATURAL BEAUTY OF THE COUNTY.***

OBJECTIVES:

1. Promote the historical and natural environment of Culpeper County to tourist related industries such as day tours from metropolitan areas.
2. Offer package incentives for tourists such as discount booklets for goods and services.
3. List and advertise recreation and historical facilities in the County.

ENVIRONMENT

***PRESERVE AND IMPROVE THE QUALITY OF THE COUNTY'S SOIL,
WATER, AIR, FORESTS AND FARMLAND.***

GOAL:

***PROTECT ENVIRONMENTALLY SENSITIVE AREAS FROM
DEVELOPMENT.***

OBJECTIVES:

1. Require development to meet the highest standards in erosion and sediment control and storm water management. Encourage use of Low Impact Development concepts.
2. Utilize groundwater studies to minimize excessive and inappropriate ground water withdrawals.
3. Require an impact assessment from any use that proposes to introduce hazardous wastes into the atmosphere, soil or water as a condition of review and approval.
4. Encourage preservation of forested lands and waterways that provide long-term environmental benefits to water quality, recreation, tourism, general aesthetics, and which reduces air and noise pollution.
5. Prohibit new construction in flood hazard areas.
6. Support and promote the preservation of significant wetlands as identified by

Federal Government guidelines.

7. Identify prime farmland and promote public policies designed for its preservation and general conservation.

GOAL:

MAINTAIN THE RURAL CHARACTER OF CULPEPER COUNTY.

OBJECTIVES:

1. Manage land-consumptive development through policies and development incentives which support rural characteristics.
2. Encourage residential and commercial development within the designated village centers where it can be economically and conveniently served by public facilities.
3. Encourage the effective maintenance of open space by restricting strip development and offering cluster alternatives in its place.
4. Encourage the design of subdivisions that provide adequate open space commensurate with the number and need of prospective residents and the County viewsapes.
5. Limit the extension of infrastructure improvements into agricultural and natural resource areas. Ensure capital improvements are implemented in a manner which will enhance the quality and character of the rural nature of the County of Culpeper.

GOAL:

***PROTECT WATER RESOURCES AND WATER QUALITY FROM
DETERIORATION FROM ALL SOURCES OF POLLUTION.***

OBJECTIVES:

1. Provide technical assistance to farmers through the SWCD to reduce soil erosion on crop and pasture fields, implement the Virginia Agricultural Best Management Practices (BMP). Cost Share Program and take steps to better manage nutrient and pesticide applications.
2. Recommend to forest land owners, through the Virginia Extension Agent, that they develop a forest conservation plan which addresses timber stand improvements, utilization of damaged timber, sound harvesting techniques, pest control and reforestation practices.
3. Ensure that municipal waste is properly treated before being discharged. Limiting or prohibiting the use of individual septic systems in development areas and requiring wastewater pre-treatment and/or testing for businesses and industries.
4. Ensure informed decisions on rezoning applications, by regularly obtaining

information concerning water quality, prime farm and forest land, urban and agricultural BMPs and storm water management.

5. Require both above ground and below ground storage tanks containment measures to prevent contamination of surface and groundwater due to leaks and spills.

GOAL:

PROVIDE FOR A GREATER SUPPLY OF SUBSURFACE WATER FOR THE INDIVIDUAL RURAL USERS THAT ARE DEPENDENT UPON WELLS.

OBJECTIVES:

1. Inventory present water needs and supplies; locate water supply sources; and assess future needs and supplies.
2. Ensure that tests indicate clearly adequate groundwater resources as growth occurs in rural areas.
3. Encourage ground water testing and hydrogeologic studies.
4. Prevent local pollution of groundwater through the use of BMPs; the establishment of recycling programs for used oil; sponsoring household and farm hazardous waste cleanup days, and implementing public education programs.
5. Encourage the Virginia Department of Health (VDH) to assist owners of existing community and non-community wells to treat secondary contaminants such as iron and manganese.

GOAL:

ENCOURAGE WATER SUPPLY PROTECTION AND FLOOD PREVENTION.

OBJECTIVES:

1. Develop a storm water management ordinance.
2. Consistent with federal and Virginia law, develop a public policy regarding water quality. This should include drinking water, effluent discharge, as well as underground water sources for agriculture, residential, commercial and industrial development.
3. Encourage the development of educational programs in the school systems to teach conservation, wise use of resources, and environmental awareness.

AGRICULTURE

GOAL:

MAINTAIN AGRICULTURE AS A SIGNIFICANT PORTION OF THE COUNTY'S ECONOMIC BASE.

OBJECTIVES:

1. Encourage the continued use of prime agricultural land for farm and agricultural uses.
2. Maintain monetary incentives to encourage continued agricultural production. Programs such as Land Use taxation serve to encourage agricultural use and to provide incentives to maintain open and forested lands which do not generate demand for services.
3. Work with the appropriate state and local agencies to promote agriculture and forestry and expand markets for Culpeper County agricultural and forestal products.
4. Encourage the development of agricultural and forestal support businesses and industries within the County which complement and support agriculture.

GOAL:

PROTECT, PROMOTE AND ENHANCE AGRICULTURE AND FORESTRY AS A LAND USE.

OBJECTIVES:

1. Maintain and encourage continued enrollment of land in Agricultural and Forestal Districts.
2. Protect farming operations from encroachment of incompatible land uses.
3. Structure plans and ordinances to ensure appropriate development of lands adjoining agricultural areas.
4. Weigh the value of land use and policy decisions on agriculture.
5. Encourage landowners to convert marginal pasture or cropland to forestland.
6. Encourage woodland landowners to develop and use a woodland conservation plan which addresses timber stand improvement, utilization of damaged timber, sound harvesting techniques, pest control and reforestation.
7. Encourage landowners to utilize the forestry practices offered in the Chesapeake

Bay Cost Share Program.

8. Study the feasibility of implementing a Purchase of Development Rights (PDR) Program, and as feasible, provide local financial support for such a program.

PUBLIC SERVICES

UTILITIES, SANITARY SEWER AND WATER FACILITIES

GOAL:

MAINTAIN AND IMPLEMENT A LONG RANGE COUNTY-WIDE UTILITY PLAN FOR WATER AND SEWER THAT SUPPORTS AND COMPLEMENTS THE COUNTY'S LONG RANGE PLANS FOR COMMUNITY DEVELOPMENT.

OBJECTIVES:

1. Provide sewer and water services to appropriate County areas to serve projected growth. Areas to be considered are: the Town of Culpeper environs and the proposed Village Centers of Stevensburg, Clevenger's Corner and Elkwood/Brandy Station.
2. Determine the location and nature of all existing water systems in the County, - both public and private and determine potential sources for new water supplies, both ground and surface.
3. Identify areas where centralized sewerage systems are warranted and review opportunities and alternatives for sewage disposal. Identify areas of existing failing septic systems and related concerns, and provide solutions to sewage disposal issues.
4. Evaluate water sources, including ground water, surface impoundments and streams, with respect to suitability for public water supply.
5. Maintain preliminary engineering studies which address distribution and/or collection systems for each of the village centers. Studies should include size and routing of lines, facility locations including pumping stations and/or gravity sewers as required, and cost estimates for the alternatives for each village center.
6. Consider system management alternatives (service authorities, sanitation districts, service districts, etc), to include public and private administrative mechanisms, funding sources and implementation steps.

GOAL:

IDENTIFY THE RAPIDAN, RAPPAHANNOCK, AND HAZEL RIVERS AS VALUABLE RESOURCES FOR CULPEPER COUNTY.

OBJECTIVES:

1. Insure that Culpeper maintains access to these rivers as potential water resources. This may entail filing and maintaining permit applications with the Commonwealth well in advance of actual water withdrawal or effluent discharge.
2. Tailor Hazel River permits for tributaries to preserve its potential for Tier III designation.
3. Evaluate future impoundment opportunities including any necessary land acquisition.

FIRE AND RESCUE

GOAL:

MAINTAIN AND IMPROVE PUBLIC SAFETY THROUGH EMERGENCY SERVICES COUNTY-WIDE.

OBJECTIVES:

1. Achieve a maximum ten-minute emergency response time to all parts of the County.
2. Upgrade all existing and future stations to include Advanced Life Support rescue capability and equipment.
3. Update intra-county and Mutual Aid Agreements to ensure close coordination of services in the County and surrounding areas and to avoid unnecessary duplication of services.
4. Reinforce the County commitment to volunteerism through coordination with the public schools, formal recognition of volunteer efforts in the community, establishment of a program of community education about volunteer services, and provision of incentives for volunteers.
5. Increase professional EMS staff to ensure adequate emergency response.
6. Coordinate future facilities and services with planned growth.

LAW ENFORCEMENT

GOAL:

ENSURE THE PROTECTION OF THE HEALTH AND SAFETY OF THOSE RESIDING IN, WORKING IN, OR VISITING CULPEPER COUNTY.

OBJECTIVES:

1. Expand the capabilities and improve the responsiveness of civil defense in providing overall coordination of emergency services in disaster situations.
2. Improve and consolidate the communication capabilities of police, fire and rescue services in and around Culpeper County.
3. Provide adequate facilities for incarceration as required by the Virginia Department of Corrections.
4. Assist agencies in updating types and levels to match the service to match the changing nature of the population.

SOLID WASTE

GOALS:

PROVIDE EFFICIENT MANAGEMENT OF SOLID WASTE AND PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE CITIZENS OF CULPEPER COUNTY BY PLANNING FOR FUTURE SOLID WASTE MANAGEMENT.

DEVELOP AN INTEGRATED APPROACH FOR THE MANAGEMENT OF SOLID WASTE AND COMPLY WITH ALL STATE REGULATIONS RELATED TO THE MANAGEMENT OF SOLID WASTE.

OBJECTIVES:

1. Categorize incoming waste in order to make informed decisions on how to spend limited funds to meet local, regional, and State goals and maximize the impact of those funds.
2. Aggressively pursue State and Federal funding for solid waste related activities.
3. Establish and maintain recycling programs for all principal recyclable materials. Continue and increase participation in County, Town and privately sponsored Recycling Programs through better accessibility and increased public awareness.

4. Identify increased opportunities to dispose of solid waste. Maintain and expand the solid waste transfer station to accommodate an increasing population; and provide additional locations for citizens to dispose of solid waste.

PARKS AND RECREATION

GOAL:

EXPAND LEISURE OPPORTUNITIES AND FACILITIES FOR ALL CITIZENS OF ALL AGES, INCLUDING THOSE THAT FALL UNDER THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES.

OBJECTIVES:

1. Create and plan a wide range of quality classes and programs for residents of all ages and abilities.
2. Make reasonable efforts to provide persons with disabilities accessibility to parks, open space and facilities for leisure opportunities.
3. Foster partnerships with internal County departments, social and civic organizations, and other local, county and state governments in providing recreational opportunities.

GOAL:

GATHER DATA TO UPDATE AND IMPROVE COMPREHENSIVE RECREATIONAL PLANS, PROGRAMS AND CLASSES.

OBJECTIVES:

1. Prepare and distribute a citizen survey.
2. Conduct key person interviews.
3. Hold focus group work sessions every three to five years in each County district.
4. Periodically conduct class participant evaluations.

GOAL:

IDENTIFY PROSPECTIVE SITES IN THE COUNTY FOR FUTURE RECREATION FACILITIES, TO INCLUDE NEW LAND, EITHER BY COUNTY ACQUISITION OR OFFERED AS PART OF A DEVELOPMENT APPROVAL AND EXISTING ALLIED INSTITUTIONS.

OBJECTIVES:

1. Establish a mechanism to hold and maintain public recreation lands.

2. Engage the public in developing a plan identifying prospective sites in the county through public hearings and workshops.
3. Protect and enhance open space corridors in residential areas.
4. Ensure that new facilities include multi-use capabilities to serve the community.
5. Design and sequentially implement a plan for the ultimate conversion of the landfill site to recreational use.

GOAL:

ESTABLISH RIVER AND BIKE TRAILS RECOMMENDED BY THE 2002 VIRGINIA OUTDOOR PLAN, AND EXPAND TRAIL SYSTEMS THROUGHOUT THE COUNTY.

OBJECTIVES:

1. Encourage and enhance the use of scenic road segments where appropriate in support of the Commonwealth of Virginia's Scenic Trails/Roads Program.
2. Provide comprehensive trail guides, signage, public outreach and creative classes for the public.
3. Manage rivers in the County as water trails with public access.
4. Expanded water-related opportunities in County rivers.
5. Include bicycle and pedestrian facilities in road improvement projects.

EDUCATION

GOAL:

PLAN EDUCATIONAL BUILDING SPACE NEEDS.

OBJECTIVES:

1. Plan for growth of student population. In reviewing development proposals, take into account projected capacity of the schools. Plan for new and renovated facilities to adequately address future needs.
2. Replace or upgrade obsolete or inadequate facilities.

GOAL:

PROVIDE OPPORTUNITIES FOR THE PERSONAL DEVELOPMENT OF COUNTY RESIDENTS.

OBJECTIVES:

1. Expand the multipurpose use of public school facilities to support a variety of community interests.
2. Support efforts to assist the disadvantaged citizens of the County.
3. Support the Town and County Public Library.
4. Attract post-secondary institutions to locate within the County of Culpeper.
5. Support work force development by existing employers.
6. Promote technical and trade schools as education options.

HOUSING

GOALS:

PROVIDE A RANGE OF HOUSING OPPORTUNITIES TO MEET THE NEEDS OF COUNTY RESIDENTS.

ENSURE THAT EVERY RESIDENT OF THE COUNTY HAS DECENT, SAFE AND SANITARY HOUSING.

OBJECTIVES:

1. Maintain and enforce minimum property standards for all new construction; develop programs to improve salvageable substandard housing and to demolish vacant, substandard dwellings that cannot be cost-effectively repaired.
2. Establish requirements for buffer zones, landscaping standards, and other design standards for new residential developments in order to protect and improve the character and property values of existing residential areas.
3. Develop and encourage public and private programs to provide housing opportunities for special populations including elderly persons and disabled individuals.
4. Develop a plan for housing displaced families and homeless persons.
5. Identify distressed neighborhoods within the County and seek Federal and state funds to improve roads, sanitation facilities, and housing.
6. Support self-help housing programs.

7. Enact zoning ordinances to encourage establishment and expansion of a stable rental market.
8. Recognize the value of affordable housing and encourage private sector development of low and moderate priced dwelling units.
9. Encourage housing in quantities and in locations which are consistent with the intent expressed in this Plan.

TRANSPORTATION

GENERAL

GOAL:

PLAN AND DEVELOP A SAFE, EFFICIENT, AND ACCESSIBLE TRANSPORTATION NETWORK TO MEET CURRENT AND FUTURE NEEDS OF RESIDENTS AND BUSINESSES.

OBJECTIVES:

1. Ensure that future developments include necessary transportation improvements funded by the developer.
2. Encourage the completion of missing links in the arterial road system.
3. Define the functional order of roads within the system and protect the systems integrity to maximize traffic flow.
4. Discourage residential and commercial strip development along primary and secondary roadways.
5. Maximize pedestrian and vehicular accessibility to commercial, recreational, and other public areas.
6. Encourage use of the railroad by industries and passengers.
7. Design road improvements to scales that are appropriate for the intended land uses to be served.

GOAL:

PARTICIPATE IN THE DEVELOPMENT AND IMPLEMENTATION OF A REGIONAL TRANSPORTATION SYSTEM, WHICH UTILIZES BUSES, RAILWAY, RIDESHARING, PUBLIC HIGHWAYS, AIRPORTS, AND TRANSIT FACILITIES.

OBJECTIVES:

1. Actively support and participate in the regional planning activities sponsored by Virginia Department of Transportation (VDOT).
2. Encourage the preservation of the Route 29 Corridor as a high speed, traffic flow facility within Culpeper County.
3. Encourage the Commonwealth to provide funding for railways, buses, transit facilities, ridesharing programs, and commuter parking areas, as well as increased funding for public highways and airports.

RAIL

GOAL:

RECOGNIZE THE IMPORTANCE OF RAIL TO THE ECONOMIC DEVELOPMENT OF THE COUNTY AND ENCOURAGE ITS EXPANDED USE.

OBJECTIVES:

1. Emphasize rail access as one of the key factors to promote economic development in the County.
2. Utilize rail access funds that are provided by the Commonwealth.
3. Consider studies necessary to determine the advisability of extending commuter rail into the County.

AIRPORT

GOALS:

PROMOTE AND PRESERVE A SAFE AND EFFICIENT AIRPORT THAT WILL SERVE A VITAL ROLE IN THE LOCAL, STATE, AND NATIONAL SYSTEM.

CREATE AND PRESERVE A BALANCE BETWEEN CORPORATE, COMMERCIAL, AND RECREATIONAL AVIATION ACTIVITIES.

OBJECTIVES:

1. Maximize the use of existing Airport facilities.
2. Increase security measures.
3. Seek to improve revenues for Airport operations such that it becomes a self-supporting facility.
4. Control land use zoning around the Airport to encourage primarily business and economic development. Consider noise attenuation requirements for new residential development near the Airport.
5. Expand additional terminal area facilities in a coordinated manner, making maximum use of those areas currently serving general aviation users. With expansion, enhance operational safety of the facility.
6. Connect airport facilities to County water and sewer.
7. Minimize impacts, where reasonable, to historic areas on and near the site.
8. Obtain aviation easements or obtain land fee simple to insure no conflict with airspace requirements for proposed expansion and related safety and FAA clearance requirements.
9. Explore and encourage business and commercial aviation use of the Airport.

HISTORIC PRESERVATION**GOAL:**

IDENTIFY, PRESERVE AND PROTECT SIGNIFICANT HISTORIC CHARACTERISTICS OF CULPEPER COUNTY.

OBJECTIVES:

1. Preserve and enhance significant historical places and buildings in the County. Utilize the Culpeper County Historical Sites Inventory to identify historic resources.
2. Provide design incentives and land use controls for development in these identified historic resource areas.
3. Establish regulations and incentives which encourage the rehabilitation and maintenance of historical structures.
4. Support the nomination of historic buildings and specific sites to the Virginia Landmarks Register of Historic Places and National Historic Register of Historic Landmarks, as is reasonable and otherwise in accordance with the goals and Objectives of this Comprehensive Plan.

5. Encourage tourism in association with the County's historic buildings and sites.

LAND USE / DEVELOPMENT

GOAL:

MAINTAIN THE RURAL CHARACTER OF CULPEPER COUNTY BY DIRECTING GROWTH TO THE AREA AROUND THE TOWN OF CULPEPER AND TO THE PROPOSED VILLAGE CENTERS, AND MANAGE GROWTH IN THE AGRICULTURAL AND FORESTAL AREAS.

OBJECTIVES:

1. Encourage residential development primarily within designated village centers where it can be economically and conveniently served by public facilities.
2. Establish a public facilities plan which will enable the implementation of the village concept.
3. Reduce allowable residential densities in agricultural and rural areas.
4. Encourage only rural residential opportunities that are compatible with the character of the agricultural activities.
5. Promote policies for the design of subdivisions which provide adequate open space commensurate with the needs of prospective residents.
6. Encourage all development proposals to accommodate and protect natural site features. Restrict land uses which will have significant adverse environmental impact that cannot be eliminated, minimized, or mitigated.

GOAL:

ENCOURAGE RETAIL AND SERVICE BUSINESS DEVELOPMENT THAT SERVES THE NEEDS OF COUNTY RESIDENTS AND FURTHERS THE GOALS OF THIS COMPREHENSIVE PLAN.

OBJECTIVES:

1. Consolidate neighborhood retail and service uses into Village Centers, Convenience Centers, and in the Town environs.
2. Provide commercial services commensurate with the size of the County.
3. Discourage strip development along arterials.